



## Board of Zoning Appeals MEETING AGENDA

Tuesday, December 16, 2025 - 9:00 AM  
Council Chambers, Easton Town Office  
14 S Harrison Street

1. **Call to Order**

2. **Approval of Minutes**

- a. Approval of the Draft Decision Summary from the October 21, 2025 meeting.

3. **Oath to Testify**

4. **Applications**

- a. **Application Number:** SE - 1602 / SE 25 - 13  
**Applicant:** Investment Property Preservation, LLC  
**Location:** 8342 Ocean Gateway  
Tax Map 0103, Grid 00EA, Parcel 2954  
**Zoning District:** CG  
**Request:** Special Exception request pursuant to Section 28-1303.5. B of the Town of Easton Zoning Ordinance, use (2) 203 in Table 2.1 of Section 28-201 of the Ordinance to be utilized as an Automotive Repair Garage\* in the CG - Commercial General Zoning District.
- b. **Application Number:** V - 1613 / V 25 - 10  
**Applicant:** Kenia Cecilia Itzep Bernal  
on behalf of Maria Elena Itzep Bernal  
**Location:** 16 Sycamore Avenue  
Tax Map 0101, Grid 00EA, Parcel 0178  
**Zoning District:** R-10A  
**Request:** Variance request pursuant to Section 2-1303.5 C of the Town of Easton Zoning Ordinance from Section 28 - 1006.D.1, the maximum permitted height of four (4) feet for fences, walls, and hedges above the elevation of the surface of the ground in any front yard, and from

Section 28 - 1002.2, the maximum permitted height of three (3) feet for natural plantings or structures within the visibility triangle of an intersection.

The Applicant is seeking to construct a 72" tall fence on a corner lot.

## **5. Adjournment**